

May 28, 2003 BS



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SR0263

Albert F. and Sharon R. Baker

Bermuda Magisterial District
10225 Brightwood Avenue

REQUEST: Renewal of Manufactured Home Permit 96SR0207 to park a manufactured home in a Residential (R-7) District.

RECOMMENDATION

Recommend approval for the following reasons:

- A. This request is for renewal of a previously approved manufactured home permit.
- B. This request will not have an adverse impact on the character of this residential area.

CONDITIONS

- 1. The applicants shall be the owner and occupant of the manufactured home.
- 2. Manufactured Home permit shall be granted for a period not to exceed seven (7) years from date of approval.
- 3. No lot or parcel may be rented or leased for use as a manufactured home site nor shall any manufactured home be used for rental property.
- 4. No additional permanent-type living space may be added onto a manufactured home. All manufactured homes shall be skirted but shall not be placed on a permanent foundation.

GENERAL INFORMATION

Location:

Property is known as 10225 Brightwood Avenue. Tax ID 794-665-3036 (Sheet 26).

Existing Zoning:

R-7

Size:

.345 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-7; Residential
South - R-7; Residential
East - A; Residential
West - R-7; Residential

Utilities:

Private well and septic system

General Plan:

(Jefferson Davis Highway Corridor Plan)	Residential
	2.51 to 4 units per acre

DISCUSSION

The applicants are requesting renewal of Special Exception 96SR0207 to park a manufactured home in a Residential (R-7) District. The first permit was issued on July 11, 1973.

The manufactured home is located on property belonging to the applicants.

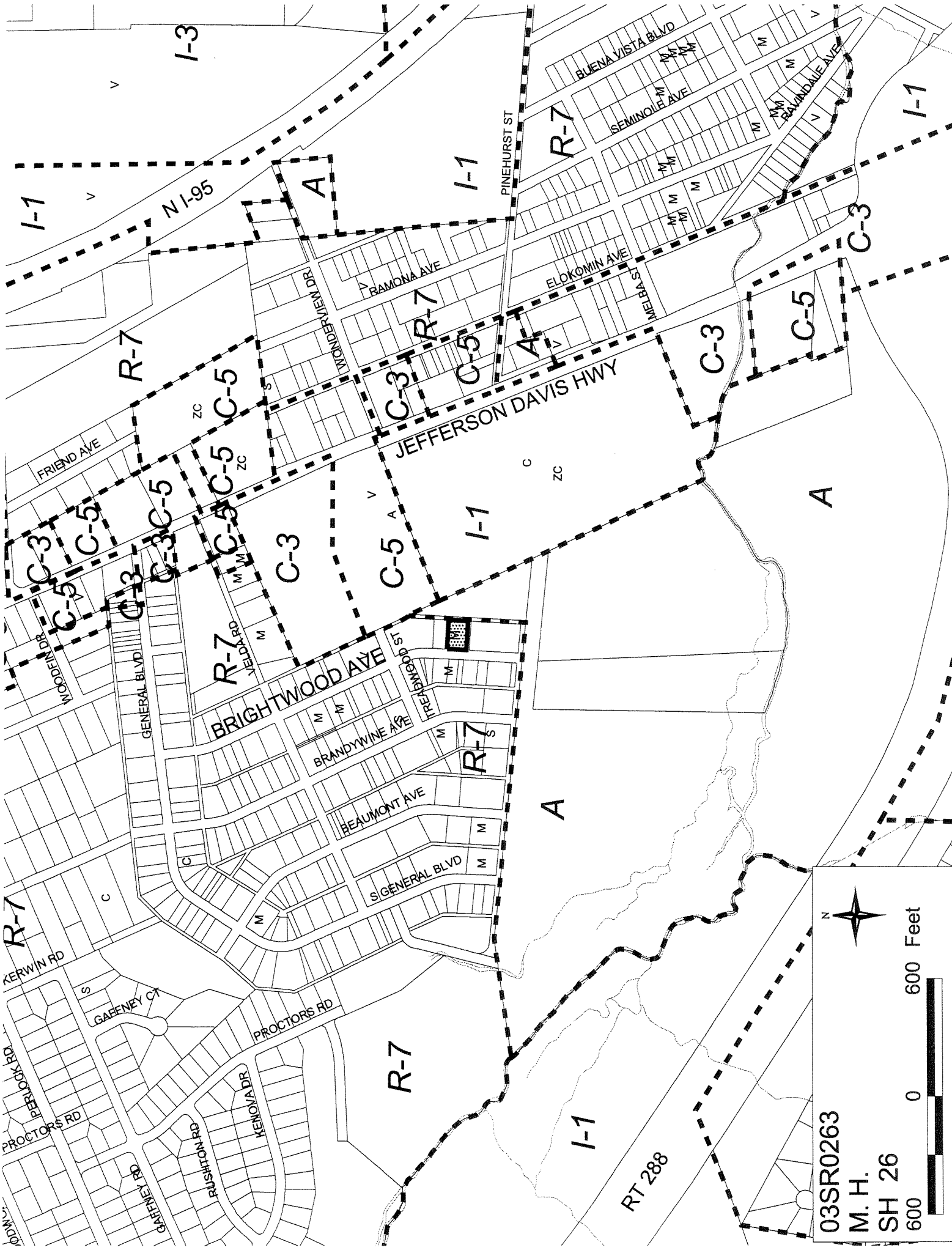
The property is served by private well and septic system.

The Health Department has not reported on any environmental health hazard in existence.

This request, which is for seven (7) years, appears to be in character with the neighborhood at the present time. The manufactured home is located in an area designated by the Jefferson Davis Highway Corridor for residential use. Adjacent properties are zoned Agricultural (A) and Residential (R-7). Development in this area has started and gives the neighborhood a stable residential character. If this were a new request, staff would recommend denial, however, since this manufactured home has been parked on the subject property since the 1970's, staff would recommend approval subject to the aforementioned conditions.

Because of the potential for future development in this area, staff believes that the Board should advise the applicant to look upon this request as a temporary dwelling, if approved, it may or may not necessarily be renewed.

Staff recommends approval of this request for seven (7) years, subject to Conditions 1 through 4, as noted herein.



03SR0263

M. H.

SH 26

600

0

600 Feet



Brightwood Ave

